



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Approve the Use of a Privately-Owned and -Maintained Drainage Basin to Meet the Storm Drainage Needs of Existing and Future Development on Parcels Located at 333 South Lower Sacramento Road (APN 027-040-04) and 617 South Lower Sacramento Road (APN 027-040-35) Until Public Storm Drain Facilities are Available

MEETING DATE: January 16, 2002

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Approve the use of a privately-owned and -maintained drainage basin to meet the storm drainage needs of existing and future development on those parcels located at 333 South Lower Sacramento Road (APN 027-040-04) and 617 South Lower Sacramento Road (APN 027-040-35) until public storm drain facilities are available.

BACKGROUND INFORMATION: In November 2000, a tentative parcel map creating five parcels and a remainder parcel from the existing parcel located at 333 South Lower Sacramento Road was approved by the Planning Commission. The existing parcel is known as the Raley's Shopping Center. The parcel map will establish individual parcels for existing uses and/or pad sites at the Shopping Center and create a 3.3-acre parcel for a proposed mini-storage facility west of the Raley's Supermarket. The layout of the existing and proposed facilities is shown on Exhibit A.

Since public storm drainage facilities are not available to serve the site, the owners, Kristmont West, are required to provide private storm drainage facilities, including a drainage (retention) basin, until public storm drainage facilities become available. The drainage facilities shall be privately owned and maintained. The use of an on-site drainage basin requires the approval of the City Council per long-standing City policy. A storm drainage master plan with design calculations in conformance with City of Lodi Design Standards has been submitted by the owner's engineer and reviewed and approved by the Public Works Department. The master plan includes the following:

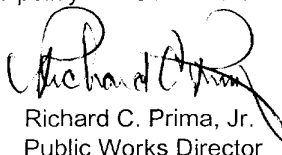
1. A drainage basin to serve the site until the future F-Basin system is constructed. This linear-basin system is identified in the Westside Facilities Master Plan.
2. A collection system for all parcels to be served by the drainage basin.
3. Provisions for future connection to the public storm drain system when public facilities are available.

In addition, a shared use, operations and maintenance agreement for the storm water collection system and drainage basin shall be executed by all property owners to be served.

In conformance with City policy on past projects, payment of Development Impact Mitigation Fees for storm drainage will be required for the undeveloped portions of the site at the time of development. Payment of Development Impact Mitigation Fees for storm drainage for the existing developed portion of the site will be required at the time of connection to the public storm drain system.

Staff requests that Council approve the use of a privately-owned and -maintained drainage basin to serve the existing and proposed development. Staff also intends to review this policy in the near future and will report to the Council at that time.

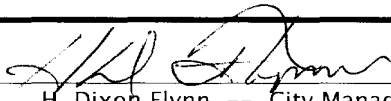
FUNDING: Funded by developer.


Richard C. Prima, Jr.
Public Works Director

Prepared by Sharon A. Welch, Senior Civil Engineer
RCP/SAW/lm
Attachment

cc: Senior Civil Engineer Welch
Kristmont West
Valley Land Company Corporation
Baumbach & Piazza

APPROVED:


H. Dixon Flynn -- City Manager

CSD333&617SLWRSACTORD

01/08/02



PROPOSED DRAINAGE BASIN
2.35 ACS.

Top of Bank Elev. = 31.0
Depth of Basin = 6.0 ft.
Max Water Surface Elev. = 33.0
Design H:SL = 32.0

**COLLECTION SYSTEM FOR ALL PARCELS
SERVED BY PROPOSED DRAINAGE SYSTEM**

PARCEL 1
USA GAS STATION
COVERED
EXISTING TO BE MAINTAINED

PARCEL 2

PARCEL 3

PARCEL 4
Present Building

PARCEL 5
Future Building

PARCEL 6

WID CANAL

LODI AVENUE

FUTURE CONNECTION TO CITY SD SYSTEM

CITY COUNCIL

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CITY OF LODI

PUBLIC WORKS DEPARTMENT

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January 10, 2002

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SUBJECT: Approve the Use of a Privately-Owned and -Maintained Drainage Basin to Meet the Storm Drainage Needs of Existing and Future Development on Parcels Located at 333 South Lower Sacramento Road (APN 027-040-04) and 617 South Lower Sacramento Road (APN 027-040-35) Until Public Storm Drain Facilities are Available

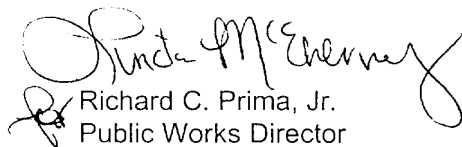
Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, January 16, 2002. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Susan Blackston, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Sharon Welch at (209) 333-6800, ext. 2659.



Richard C. Prima, Jr.
Public Works Director

RCP/lm

Enclosure

cc: City Clerk ✓

NCSD333&617SLWRSACTORD